

**General Information**

**Parcel Number**  
48-11-09-200-095.000-003

**Local Parcel Number**  
18-999-J-02Z

**Tax ID:**  
18-999-J-02Z

**Routing Number**  
K2-B

**Property Class 510**  
1 Family Dwell - Platted Lot

**Year: 2023**

**Location Information**

**County**  
Madison

**Township**  
ANDERSON TOWNSHP

**District 003 (Local 018)**  
ANDERSON CITY - ANDERSON T

**School Corp 5275**  
ANDERSON COMMUNITY

**Neighborhood 180904-003**  
CREEDMOOR GLEN

**Section/Plat**  
09

**Location Address (1)**  
15 N CREEDMOOR WAY  
ANDERSON, IN 46011

**Zoning**

**Subdivision**

**Lot**  
002

**Market Model**  
180904-510-599

**Characteristics**

**Topography** Flood Hazard  
Level ☐

**Public Utilities** ERA  
Water, Electricity ☐

**Streets or Roads** TIF  
Paved ☐

**Neighborhood Life Cycle Stage**  
Static

Printed Thursday, April 20, 2023

**Review Group** 2025

**Ownership**

**ADDISON KENNETH M**  
15 N CREEDMOOR WAY  
ANDERSON, IN 46011

**Legal**

CREEDMOOR GLEN 0.0000 Acres STR: 00000  
SECTION: PLAT: 00 IN: OUT:

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/18/2019	ADDISON KENNETH		QC	/	\$0	
07/19/2012	RAINES LISA A		SW	/	\$0	
07/18/2011	PNC BANK NA		SH	/	\$0	
03/01/2009	HAMPTON STEPHEN		ND	/	\$0	

**Notes**

10/15/2021 Imported: NO CHG PER REAS KL

12/3/2015 Imported: PER REASS CHG BA BAL/OMP FOR 16P17/TN

4/2/2014 Imported: added pool and put gar attached per site ck for permit # 11689 / rb

7/19/2013 Imported: corrected sq. ft. / rb

11/16/2012 Imported: CHGD GRADE FRO TO B+1 12P13 KL

11/29/2011 : no change per reassessment I

**Valuation Records (Work in Progress values are not certified values and are subject to change)**

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
04/16/2023	As Of Date	04/18/2023	05/27/2022	04/15/2021	04/16/2020	04/20/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0100	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$45,400	Land	\$45,400	\$44,100	\$43,700	\$41,600	\$41,600
\$45,400	Land Res (1)	\$45,400	\$44,100	\$43,700	\$41,600	\$41,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$752,600	Improvement	\$752,600	\$762,100	\$741,700	\$703,600	\$684,700
\$725,900	Imp Res (1)	\$725,900	\$733,200	\$713,900	\$677,200	\$657,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$26,700	Imp Non Res (3)	\$26,700	\$28,900	\$27,800	\$26,400	\$27,200
\$798,000	Total	\$798,000	\$806,200	\$785,400	\$745,200	\$726,300
\$771,300	Total Res (1)	\$771,300	\$777,300	\$757,600	\$718,800	\$699,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$26,700	Total Non Res (3)	\$26,700	\$28,900	\$27,800	\$26,400	\$27,200

**Land Data (Standard Depth: Res 200' CI 175' Base Lot: Res 144' X 240' CI 0' X 0')**

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		130	130x318	1.09	\$320	\$349	\$45,370	0%	100%	1.0000	\$45,370

**Land Computations**

Calculated Acreage

Actual Frontage

Developer Discount

Parcel Acreage

81 Legal Drain NV

82 Public Roads NV

83 UT Towers NV

9 Homesite

91/92 Acres

Total Acres Farmland

Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Value of Farmland

Classified Total

Farm / Classified Value

Homesite(s) Value

91/92 Value

Supp. Page Land Value

CAP 1 Value

CAP 2 Value

CAP 3 Value

**Total Value**

**Data Source** External Only

**Collector** 10/06/2021 md

**Appraiser** 10/06/2021 md

Exh. 1  
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48-11-09-200-095.000-003

ADDISON KENNETH M

15 N CREEDMOOR WAY

510, 1 Family Dwell - Platted Lot

CREEDMOOR GLEN/18090

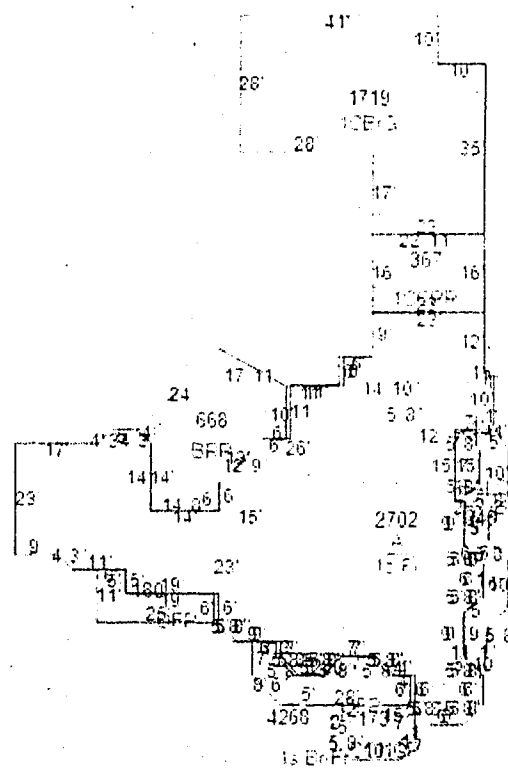
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	3 9
Story Height	2	Half Bath	3 6
Style	N/A	Kitchen Sinks	1 1
Finished Area	9659 sqft	Water Heaters	1 1
Make		Add Fixtures	10 10
		Total	18 27

Earth	Tile
Slab	Carpet
Sub & Joist	Unfinished
Wood	Other
Parquet	
Plaster/Drywall	Unfinished
Paneling	Other
Fiberboard	
Built-Up	Metal
Wood Shingle	Other

Built-Up	Metal	Asphalt	Slate	Tile
Wood Shingle		Other		

Description	Area	Value
Porch, Open Masonry	348	\$12,300
Balcony	348	\$3,500
Porch, Open Frame	280	\$10,000
Patio, Brick	668	\$8,600
Porch, Open Frame	180	\$7,000
Patio, Concrete	173	\$1,000

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Im v	
1: Single-Family	100%	2	1/6 Masonry	B+2	1996	1996	27 A		1.00		11,064 sqft	\$816,340	22%	\$636,750	0%	100%	1.140	1.0000	\$725
2: Pool, In Ground	0%	1		C	2013	2013	10 A	\$30.75	1.00	\$38.79	18'x40'	\$33,505	30%	\$23,450	0%	100%	1.140	1.0000	\$26



Description	Count	Value
Bath Tub With Jets	1	\$1,800

Floor	Constr	Base	Finish	Value	T
1	92	4268	4268	\$226,500	
2	1Fr	2702	2702	\$82,900	
3					
4					
1/4					
1/2					
3/4					
Attic		1405	0	\$7,600	
Bsmt		2689	2689	\$120,400	
Crawl		1579	0	\$7,300	
Slab					

	Total Base	\$44
Adjustments	1 Row Type Adj. x 1.00	\$44

Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)	MS:1 MO:4	\$15
No Heating (-)		
A/C (+)	2:2702 1:4258	\$12
No Elec (-)		
Plumbing (+ / -)	27 - 5 = 22 x \$800	\$17
Spec Plumb (+)		\$1
Elevator (+)		

	Sub-Total, One Unit	\$491
	Sub-Total, 1 Units	
Exterior Features (+)	\$42,400	\$534
Garages (+) 2086 sqft	\$48,900	\$583
Quality and Design Factor (Grade)		
Location Multiplier		
Replacement Cost		\$816

**General Information**

**Parcel Number**  
48-11-09-200-096.000-003

**Local Parcel Number**  
18-999-J-03AZ

**Tax ID:**

18-999-J-03AZ

**Routing Number**

K2-B

**Property Class 500**

Vacant - Platted Lot

Year: 2023

**Location Information**

**County**  
Madison

**Township**  
ANDERSON TOWNSHIP

**District 003 (Local 018)**  
ANDERSON CITY - ANDERSON T

**School Corp 5275**  
ANDERSON COMMUNITY

**Neighborhood 180904-003**  
CREEDMOOR GLEN

**Section/Plat**  
09

**Location Address (1)**  
0 N CREEDMOOR WAY  
ANDERSON, IN 46011

**Zoning****Subdivision**

**Lot**  
003

**Market Model**  
180904-500-505

**Characteristics**

**Topography** **Flood Hazard**  
Level ☐

**Public Utilities** **ERA**  
Water, Electricity ☐

**Streets or Roads** **TIF**  
Paved ☐

**Neighborhood Life Cycle Stage**

Static

Printed Thursday, April 20, 2023

Review Group 2025

**Ownership**

ADDISON KENNETH M  
15 N CREEDMOOR WAY  
ANDERSON, IN 46011

**Legal**

CREEDMOOR GLEN EXC S PT 0.0000 Acres STR:  
00000 SECTION: PLAT: 00 IN: OUT:

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/18/2019	ADDISON KENNETH	WD	/		\$0	
07/19/2012	RAINES LISA A	SW	/		\$0	
03/01/2009	HAMPTON STEPHEN	ND	/		\$0	

**Res****Valuation Records (Work In Progress values are not certified values and are subject to change)**

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1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$10,400	Land	\$10,400	\$10,100	\$10,100	\$9,600	\$9,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,400	Land Non Res (3)	\$10,400	\$10,100	\$10,100	\$9,600	\$9,600
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$10,400	Total	\$10,400	\$10,100	\$10,100	\$9,600	\$9,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,400	Total Non Res (3)	\$10,400	\$10,100	\$10,100	\$9,600	\$9,600

**Land Data (Standard Depth: Res 200' CI 175' Base Lot: Res 144' X 240' CI 0' X 0')**

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		61	61x284	1.07	\$320	\$342	\$20,862	-50%	0%	1.0000	\$10,430

**Notes**

10/15/2021 Imported: NO CHG PER REASS  
KL

12/2/2015 Imported: PER REASS NO CHG  
16P17//TN

11/29/2011 : no change per reassessment H

**Land Computations**

Calculated Acreage

Actual Frontage

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Parcel Acreage

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CAP 3 Value

**Total Value**

\$

\$

Exh. 1

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ANDERSON COMMUNITY

**Neighborhood 180904.003**  
CREEDMOOR GLEN

**Section/Plat**  
09

**Location Address (1)**  
0 N CREEDMOOR WAY  
ANDERSON, IN 46011

**Zoning**

**Subdivision**

**Lot**  
001

**Market Model**  
180904-500-505

**Characteristics**

**Topography** **Flood Hazard**  
Level ☐

**Public Utilities** **ERA**  
Water, Electricity ☐

**Streets or Roads** **TIF**  
Paved ☐

**Neighborhood Life Cycle Stage**  
Static

Printed Thursday, April 20, 2023

**Review Group** 2025

**Ownership**

**ADDISON KENNETH M**  
15 N CREEDMOOR WAY  
ANDERSON, IN 46011

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SECTION: PLAT: 00 IN: OUT:

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07/18/2011	PNC BANK NA		SH	/	\$604,950	
03/01/2009	HAMPTON STEPHEN		ND	/	\$0	

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\$23,100	Land	\$23,100	\$22,200	\$22,200	\$21,200	\$21,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$23,100	Land Non Res (3)	\$23,100	\$22,200	\$22,200	\$21,200	\$21,200
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$23,100	Total	\$23,100	\$22,200	\$22,200	\$21,200	\$21,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$23,100	Total Non Res (3)	\$23,100	\$22,200	\$22,200	\$21,200	\$21,200

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**Notes**

10/15/2021 Imported: NO CHG PER REA: KL

12/2/2015 Imported: PER REASS NO CH: 16P17/ITN

7/20/2012 Imported: SP 604,950 7-19-201 SOLD WITH PARCELS # 48110920009500 481109200096000003

11/29/2011 : no change per reassessment

8/18/2011 : SP 385,387.58 7-18-2011 A SOLD WITH 999-J-02Z CC

8/31/2010 : CK CONVERSION KL

**Land Computations**

Calculated Acreage

Actual Frontage

Developer Discount

Parcel Acreage

81 Legal Drain NV

82 Public Roads NV

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9 Homesite

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Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Value of Farmland

Classified Total

Farm / Classified Value

Homesite(s) Value

91/92 Value

Supp. Page Land Value

CAP 1 Value

CAP 2 Value

CAP 3 Value

Total Value

**Data Source** External Only

**Collector** 10/06/2021 md

**Appraiser** 10/06/2021 md

Exh. 1  
Page 4 of 4